

108.0

0001

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

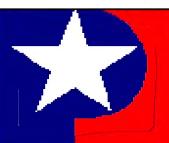
799,200 / 799,200

USE VALUE:

799,200 / 799,200

ASSESSED:

799,200 / 799,200


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		CLYDE TERR, ARLINGTON

OWNERSHIP

Owner 1:	O'CONNOR THOMAS R JR	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 15 CLYDE TERRACE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 6,900 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1954, having primarily Wood Shingle Exterior and 2395 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6900		Sq. Ft.	Site		0	70.	0.91	5									438,902						438,900	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							68713
GIS Ref							GIS Ref
GIS Ref							GIS Ref
Insp Date							Insp Date
09/19/18							

PREVIOUS ASSESSMENT

Parcel ID 108.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	359,600	700	6,900.	438,900	799,200	799,200	Year End Roll	12/18/2019
2019	101	FV	270,500	700	6,900.	445,200	716,400	716,400	Year End Roll	1/3/2019
2018	101	FV	270,500	700	6,900.	332,300	603,500	603,500	Year End Roll	12/20/2017
2017	101	FV	270,500	700	6,900.	301,000	572,200	572,200	Year End Roll	1/3/2017
2016	101	FV	270,500	700	6,900.	288,400	559,600	559,600	Year End	1/4/2016
2015	101	FV	263,800	700	6,900.	244,500	509,000	509,000	Year End Roll	12/11/2014
2014	101	FV	263,800	700	6,900.	232,000	496,500	496,500	Year End Roll	12/16/2013
2013	101	FV	263,800	700	6,900.	220,700	485,200	485,200		12/13/2012

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KNIBBS BRIAN/ET	25048-500		12/9/1994		164,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2007	17	Addition	115,400			G8	GR FY08	add 2nd flr w/ 3 b

ACTIVITY INFORMATION

Date	Result	By	Name
9/19/2018	MEAS&NOTICE	BS	Barbara S
11/14/2008	Meas/Inspect	294	PATRIOT
11/29/1999	Inspected	267	PATRIOT
10/26/1999	Measured	256	PATRIOT
8/6/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	1 - Wood Shingle	
Sec Wall:	8 - Brick Veneer	25%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:	1	Rating: Very Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

COMMENTS

PDAS:

SKETCH

FFL	BMT	4
		16

20

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1954
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	1 - Drywall
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	6 - Ceramic Tile
Bsmnt Flr:	4 - Carpet
Subfloor:	
Bsmt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			
Economic:			
Special:			
Override:			
	Total:	18.6	%

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.23593748
Const Adj.:	1.01959002
Adj \$ / SQ:	157.519
Other Features:	97090
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441745
Depreciation:	82165
Depreciated Total:	359580

BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:	1	Rating: Very Good
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

OTHER FEATURES

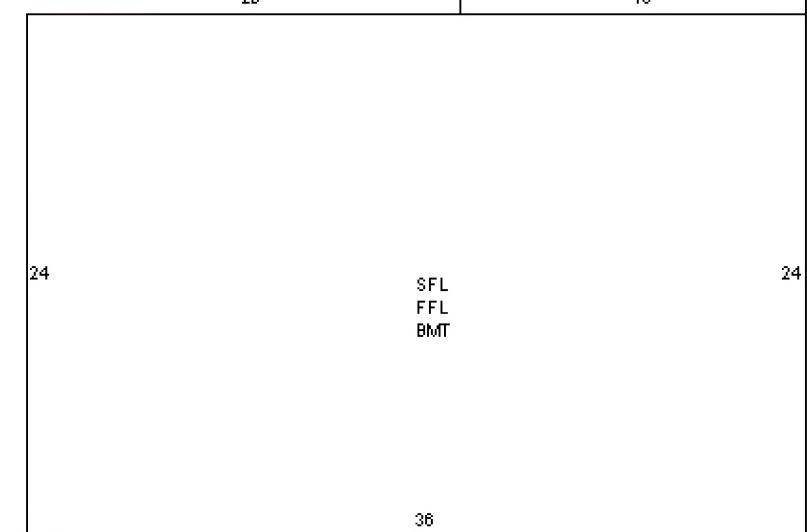
Kits:	1	Rating: Good
A Kits:		Rating:
Fpl:	1	Rating: Good
WSFlue:		Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING**RES BREAKDOWN**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
	Totals
	1 7 3

SKETCH

24

SFL
FFL
BMT

24

MOBILE HOME

Make:	
Model:	
Serial #:	
Year:	
Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10 X 18	A	AV	2007	4.33	T	9.6	101			700			700
2	Frame Shed	D	Y	1	8 X 12	A	AV	2007	0.00	T	9.6	101						

PARCEL ID

108.0-0001-0003.0

More: N

Total Yard Items: 700

Total Special Features:

Total: 700

AssessPro Patriot Properties, Inc

